



Plan Commission Minutes
June 6, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Christopherson, Granlund, Seymour, Helgeson, Johnson and Brandvold

Staff Members Present: Wittwer, Allen, Hufford, Berg, Plaza

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Johnson, Seymour, Helgeson, Brandvold and Christopherson.
3. Commissioner Helgeson moved to approve the May 16th minutes. Commissioner Christopherson seconded and the motion carried unanimously.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.

Chairperson Granlund recused himself for Item #5. With the absence of Commissioner Wolfgram (Vice-Chair) and Commissioner Obaid (Secretary), Commissioner Helgeson agreed to serve as the Acting Chairperson for Item #5.

5. Rezoning (Z-1707-22) – I-1 to P (Public)
Public Zoning Site Plan (PZ-2201) – Cannery Park
Mr. Allen presented the rezoning request and approval of the site plan. Applicant is the City of Eau Claire. Current zoning is I-1 and comprehensive plan allows for open space. Mr. Allen provided an overview of the park project. Park will operate at neighborhood and community level. Waterways and Parks commission recommended approval, will be heard by City Council at June 13th/14th meetings.

Steve Plaza, Parks/Forestry Manager shared updated conceptual drawings of the park. He discussed multiple community outreach methods that occurred and reviewed details of park features. He explained summer and winter uses of various areas making it a year-round park.

Commission asked about sledding hill safety and if there are obstructions people can run into while sledding. No obstructions. Commissioners asked for more details on the park building, including whether it blends in with aesthetics with new apartments. Mr. Plaza provided sample photos and noted it will look like the old Cannery District with tin roofs, tin sheds, etc.

No public comments.

Commissioner Seymour moved to approve the rezoning and site plan. Commissioner Christopherson seconded.

Commissioner Christopherson commended staff for work with community and creating something different for the City.

Passed unanimously.

Chairperson Granlund resumed his position at the dais.

6. Rezoning (Z-1708-22) – R-1 & C-2 to C-3
Mr. Allen presented a request to consider rezoning from R-1 and C-2 to C-3. Mr. Allen referenced surrounding neighborhood zoning, with the area under consideration being 1.2 acres. Mr. Allen explained future plans of applicant and the buffer requirement with single-family homes adjacent to the property.

Commission members posed the following questions: Is it possible remove the right of way 'notch' along the frontage road? It has been requested previously, but it has not been successful yet. Conversations continue with WisDOT and sewer and water utilities are in the right-of-way.

The staff report says area difficult to develop, has there been inquiry for any residential in the past decade? Property lines and depth of properties make it difficult to develop.

Have you heard from anyone in inquiry area? One or two people did contact other Planning staff with questions.

Can you explain screening? Staff explained where screening will be required on property line and requirements of screening.

Tara Hallquist, applicant, entertained questions from the Commission: Have you seen other attempts to develop area? No; it would be a nice addition to dealership. Will surfaces be impermeable? Yes.

No public comments.

Commissioner Helgeson moved to recommend approval of the rezoning. Commissioner Seymour seconded. Motion carried unanimously.

7. Conditional Use Permit (CZ-2207) – Bed and Breakfast

Mr. Allen presented a CUP request for a Bed and Breakfast. Mr. Allen described the home and qualifications to request B&B use, and applicant appears to meet all requirements. Mr. Allen explained the historic architectural type, parking for the home, and that the property will be listed through Airbnb part-time.

Commission members posed the following question and comment: Any questions from notice area? No. Commissioners noted the owner-occupied house next door speaks highly of proposal being it helps Commission know how property will be maintained.

Sean Davidson and Lisa Smith, applicants/owners, explained how much use is intended and by whom, primarily family. Property owners take care of it themselves, not a third party. The house has three beds, two baths, with the intent to only rent three rooms.

Public Comment:

Steve Demoe, 1214 Amanda Court, asked about 5 parking stalls and if anything else would be built. No changes will happen, and parking is already available.

Commissioner Christopherson moved to approve the CUP. Commissioner Helgeson seconded and the motion carried unanimously.

Commissioner Christopherson asked for clarification on what property would be included in approval. Property changes would require Plan Commission approval.

Commissioner Johnson commented that this is the most adequate and proper way to do Airbnb.

Commissioner Granlund commented that building type is documented in Landmarks documentation.

8. Conditional Use Permit (CZ-2208) – Massage Therapy

Mr. Allen presented a request for approval for a home occupation permit to use the home for a massage therapy business. Mr. Allen explained uses that will occur at home, number of clients anticipated each day, hours and days of business. Area dedicated to the use is not used as part of the home. The home has room for parking in driveway and no physical changes are anticipated for the property. No direct comments were received from those notified.

No questions of staff from the Commission.

Applicant entertained questions from the Commission: Any neighbors with questions? Only from those interested in using the service. The house will use a separate entrance for the business.

No public comments.

Commissioner Helgeson moved to recommend approval of the CUP. Commissioner Johnson seconded and the motion carried unanimously.

9. Final Plat (P-4-22) – Linden Place

Mr. Wittwer explained final plat recommendation. Will be recommended to City Council next week.

Questions:

No questions of staff from the Commission.

Applicant Pete Gartmann, Real Land Surveying, was present for questions.

Commissioner Christopherson asked about plan for area to the north. Applicant noted the construction timeline is unknown.

Commissioner Helgeson moved to recommend approval final plat. Commissioner Seymour seconded and the motion carried unanimously.

10. Final Plat (P-6-22) – Pine Park East 2nd Addition

Mr. Wittwer explained final plat recommendation. Will be recommended to City Council next week. Explained change from preliminary plat.

No questions of staff from the Commission.

Applicant Jeff Statz, Statz Real Estate Partnership, was present for questions. No questions.

Commissioner Seymour moved to recommend approval of the plat. Commissioner Helgeson seconded and the motion carried unanimously.

11. Site Plan (SP-2212) – Mayo Clinic

Mr. Wittwer reviewed the site plan for adding a new entrance canopy and drop off area with some parking adjustments including walkways in parking area. Site plan will have an additional entryway added.

Commissioner Johnson asked about reasons for switching to angled parking. Applicant Gordon Howie, Mayo Clinic Health Systems, explained concerns with current parking safety conflicts.

Commissioner Christopherson asked about visibility and lighting for those crossing Whipple St. Applicant explained they are working to make crossing safer.

Chairperson Granlund asked about existing canopy and drive. Applicant explained the change helps reduce vehicle-pedestrian conflict concerns.

Commissioner Seymour moved to recommend approval of site plan. Commissioner Brandvold seconded and the motion carried unanimously.

11. Future Agenda Items and Announcements – Next meeting June 20th and will have several agenda items. HOC meeting on Wednesday June 20th and they are considering recommending changes to some items in the approval process. The Commission's 7/4/2022 meeting is cancelled.
12. The meeting adjourned at 8:06 p.m.



Zina Obaid, Secretary